Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 2/261 ESPLANADE ALTONA VIC 3018 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $520,000 | & | $560,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $707,000 | Property type | Unit | Suburb | Altona |
| Period-from | 01 Jan 2025 | to | 31 Dec 2025 | Source | Cotality |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1/35 GRIEVE PARADE ALTONA VIC 3018 | $540,000 | 05-Jan-26 |
| 1/61 MCBAIN STREET ALTONA VIC 3018 | $550,000 | 13-Nov-25 |
| 5/83 RAILWAY STREET NORTH ALTONA VIC 3018 | $555,000 | 16-Apr-25 |

**OR**

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 January 2026

Giu Cuesta
M 000
E salesadmin@comptongreen.com.au

**1/35 GRIEVE PARADE ALTONA VIC 3018**

2 1 1

Sold Price RS $540,000 Sold Date 05-Jan-26

Distance 0.38km

**1/61 MCBAIN STREET ALTONA VIC 3018**

2 1 1

Sold Price RS $550,000 Sold Date 13-Nov-25

Distance 1.09km

**5/83 RAILWAY STREET NORTH ALTONA VIC 3018**

2 1 1

Sold Price $555,000 Sold Date 16-Apr-25

Distance 1.08km

**RS** = Recent sale **UN** = Undisclosed Sale

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